

# Lindsay Oversight Board Agenda

Council Chambers at City Hall  
251 E. Honolulu, Lindsay, Ca. 93247

**September 23, 2015 at 9:00am**

## 1. OPEN SESSION

- A. **CALL TO ORDER:** 9:00 am
- B. **ROLL CALL:** Board members McQueen, Lara, Statton, Schimelpfening, Ishida, Martinez, Zigler
- C. **Flag Salute:**

## 2. PUBLIC COMMENT –

*The public is invited to comment on any subject under the jurisdiction of the Board, including agenda items, other than noticed public hearings. Comments shall be limited to three (3) minutes per person, with thirty (30) minutes overall for the entire comment period, unless otherwise indicated by the Chairperson.*

## 3. Approval of Meeting Minutes for May 28, 2015 (pg. 1-2)

## 4. Recognized Obligation Payment Schedule (ROPS) (pg. 3-4) Presented by Tamara Laken - Finance Director

- A. Review and Approval of January 2016 – June 2016 (ROPS 15-16B)  
(Additional materials will be available at the meeting)

## 5. Loan Modification on HELP & RDLP Loans (pg. 5-9)

- A. Review and Approval of the Modification to the HELP & RDLP Loans

## 6. Consideration of Oversight Board Approving a Long-Range (pg. 10-23)

**Property Management Plan.**

**Presented by Bill Zigler, Planning & Economic Development Director**

## 7. Adjournment

Notice: if documents are distributed to board members concerning an agenda item within 72 hours of a regular board meeting, at the same time the documents will be made available for public inspection at City Hall located at 251 E. Honolulu during regular business hours. If a disability-related modification or accommodation is requested, please contact City Manager's Office at 559-562-7103. In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact City Manager's Office at (559) 562-7103. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

**Lindsay Oversight Board**  
**Council Chambers at City Hall**  
**251 East Honolulu, Lindsay, California**  
**Thursday, May 28, 2015**  
**10:00 a.m.**

**CALL TO ORDER.**

Chairman McQUEEN called the meeting noted above to order at 10:10 a.m. in the Council Chambers at City Hall, 251 E. Honolulu, Lindsay, California.

**BOARD PRESENT:** SCHIMELPFENING, WILKINSON, MARTINEZ, LARA, McQUEEN.

**BOARD ABSENT:** STATTON, ISHIDA.

**STAFF PRESENT:** Maria Knutson and Bill Zigler.

**FLAG SALUTE:** Led by Board member WILKINSON.

**PUBLIC COMMENT:** None.

Chairman McQueen gave new Board member Julietta Martinez a few moments to introduce herself. She was recently approved by the Board of Supervisors to serve on the Oversight Board.

**APPROVAL OF February 23, 2015 MEETING MINUTES.**

Chairman McQueen: Board members, you have reviewed the minutes of the February 23, 2015 meeting, do I hear a motion to approve?

**ACTION:**

On Motion by WILKINSON and Second by LARA, Minutes were approved as presented.

**CONSIDERATION OF OVERSIGHT BOARD RESOLUTION OB15-03 APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN FOR FORMER REDEVELOPMENT AGENCY HELD PROPERTIES.**

Planning & Economic Development Director Bill Zigler introduced this item and staff report. He stated the Lindsay Successor Agency has conducted an inventory of former RDA properties held, identified the property type, had each appraised for valuation and recommended a permissible use for disposition. Of the nine properties held seven are recommended for sale with the net proceeds to be distributed to taxing entities. The two remaining properties (the Olive Bowl Park and its adjacent property) are recommended for transfer to the City of Lindsay for government use (park). A map of Successor Agency held properties was attached for reference.

He explained that the California Department of Finance had completed its Finding of Completion for the City of Lindsay Successor Agency on January 5, 2015 and in the finding the Successor Agency is required to submit its Long Range Property Management Plan to the Oversight Board and the Department of Finance for review and approval within six months from the date of the Finding of Completion letter.

He concluded his report by stating that the sale of seven Successor Agency held properties for private development is appropriate. Since the City has no redevelopment plan to dictate specific development, conformance to local zoning would determine the ultimate land use for each property. Sale prices should correspond with appraised values to the greatest extent possible. He explained the Successor Agency would manage the sale by advertising in local newspapers, promoting on the City of Lindsay website, and by outreach to nearby property owners. No realtor or broker fees would be paid. The transfer of a public park (APN: 205-320-001) and its adjacent parking overflow property (APN: 205-030-044) to the City of Lindsay is also appropriate. The park is currently devoted to government use: it is actively used by residents for ball games, picnicking, and other recreation activities. The adjacent property (APN: 205-030-044) was originally part of the Silvercrest Village subdivision and was dedicated by the developer to the city for park expansion and provides overflow parking for

families using the park. With a frontage of only 98 feet and depth of 600 feet, this adjacent property is ill suited for private development. Its best and highest use would be park expansion.

Lindsay Oversight Board Meeting Minutes  
May 28, 2015  
Pg 2 of 2

**RESOLUTION OB15-03 continued**

Staff recommends that the Oversight Board approve the attached Long Range Property Management Plan and adopt Resolution No. OB15-03 in substantially the same form as is on file with the City Clerk, subject to any minor clarifying changes as may be approved by the Successor's Agency's Executive Director and Successor Agency Counsel. That would simply allow staff to add the missing appraisals to the report and make minor corrections to grammar and spelling.

Brief questions and discussion was held during the report. With no other questions, Chairman McQueen asked for a motion on Resolution OB15- 03.

**ACTION:**

Upon Motion by LARA, and Second by SCHIMELPFENING, THE LINDSAY OVERSIGHT BOARD ADOPTED OVERSIGHT BOARD RESOLUTION OB15-03 A LONG-RANGE PROPERTY MANAGEMENT PLAN FOR FORMER REDEVELOPMENT AGENCY HELD PROPERTIES, WITH APPROVAL TO MAKE MINOR CLARIFYING CHANGES AS APPROVED BY THE SUCCESSOR AGENCY'S EXECUTIVE DIRECTOR AND SUCCESSOR AGENCY COUNSEL, BY UNANIMOUS VOTE.

AYES: LARA, SCHIMELPFENING, WILKINSON, MARTINEZ, McQUEEN.  
NOES: None.  
ABSENT: STATTON, ISHIDA.

With no other questions from the Board, Chairman McQUEEN asked for a Motion to adjourn.

**AGENCY BOARD MEMBER STEPPING DOWN**

Board member Rich Wilkinson stated this is his last meeting he would be attending and he has recommended to the Successor Agency that Bill Zigler be appointed to serve in his place. He stated it has been a pleasure to serve with each and every one of you. We got some great things done

ALL MEMBERS WERE IN AGREEMENT OF APPOINTING OF BILL ZIGLER TO SERVE ON THE BOARD, PENDING APPROVAL BY THE SUCCESSOR AGENCY.

**ADJOURN.** Upon motion of WILKINSON, Second of LARA, Chairman McQUEEN, adjourned the meeting of the Lindsay Oversight Board at 10:35 a.m.

ATTEST:

LINDSAY OVERSIGHT BOARD

\_\_\_\_\_  
Carmela Wilson, City Clerk

\_\_\_\_\_  
Greg McQueen, Chairperson



**AGENDA ITEM**

Date: September 23, 2015  
To: Oversight Board of the former Lindsay Redevelopment Agency  
From: Tamara Laken, Finance Director / Treasurer  
Re: Recognized Obligation Payment Schedule (ROPS) 15-16B

TYPE:

- Public Hearing
- Ordinance
- Consent Calendar
- Action Item**
- Report Only

**Background:**

As required by California Assembly Bill X1 26, the Oversight Board of the former Lindsay Redevelopment Agency, must adopt its Recognized Obligation Payment Schedule (ROPS) by resolution.

**Recommendation:**

Staff recommends the adoption of Resolution 15-05.

**RESOLUTION NO. 15-05**

**A RESOLUTION OF THE LINDSAY OVERSIGHT BOARD ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR PERIOD JANUARY 1 THRU JUNE 30, 2016.**

At a Regular meeting of the Lindsay Oversight Board, duly held on the 23rd day of September 2015, at the hour of 9:00 a.m. in the Council Chambers at City Hall, Lindsay, California 93247, the following resolution was adopted:

**WHEREAS**, the City of Lindsay agreed to serve as successor agency for the now dissolved Lindsay Redevelopment Agency pursuant to Resolution 12-02 adopted on January 10, 2012, and

**WHEREAS**, the successor agency for the dissolved Lindsay Redevelopment Agency has reviewed the recognized obligation payment schedule and seeks the adoption of ROPS for the period January 1 thru June 30, 2016.

**NOW, THEREFORE BE IT RESOLVED**, that the Lindsay Oversight Board hereby approves the *Recognized Obligation Schedule* for the period January 1 thru June 30, 2016 as attached and made a part hereof.

**PASSED, APPROVED AND ADOPTED** by the Lindsay Oversight Board this 23rd day of September 2015.

ATTEST:

LINDSAY OVERSIGHT BOARD

\_\_\_\_\_  
Carmela Wilson, City Clerk

\_\_\_\_\_  
Greg McQueen, Chairman



**AGENDA ITEM**

Date: September 23, 2015  
To: Oversight Board of the former Lindsay Redevelopment Agency  
From: Tamara Laken, Finance Director / Treasurer  
Re: Loan Modification on HELP & RDLP Loans

TYPE:

- Public Hearing
- Ordinance
- Consent Calendar
- Action Item**
- Report Only

Staff is requesting Board approval of the HELP & RDLP loan modifications as described in the attached documents.

**CALIFORNIA HOUSING FINANCE AGENCY**  
**SECOND AMENDMENT TO LOAN AGREEMENT**

**Housing Enabled by Local Partnerships**

**CalHFA Loan No. HELP- 080803-06**

This amendment ("Amendment"), dated September 18, 2015 amends that certain HELP Loan Agreement (the "Agreement") made and entered into on March 30, 2004, by and between the Lindsay Redevelopment Agency, a public entity and political subdivision of State of California (the "Borrower"), and the California Housing Finance Agency, a public instrumentality and political subdivision of the State of California (the "Agency"), previously amended July 30, 2013.

**RECITALS**

A. The Agency has authorized the making of a loan in the sum of One Million, Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00) (the "HELP Loan") to the Borrower for the purpose of assisting the Borrower in operating a local housing program (the "Project") as more particularly described in the Borrower's loan application to the Agency; and

B. As of August 21, 2015, there remained an unpaid balance due on the HELP Loan of One Million Three Hundred Eighty-Nine Thousand, Four Hundred Forty-Four and 13/100 Dollars (\$1,389,444.13) consisting of the following:

Original Principal Amt.	\$1,250,000.00
Interest	\$ 139,444.13

C. Borrower has requested and the Agency has agreed to grant an extension of time to repay the HELP Loan balance.

NOW, THEREFORE, in consideration of the mutual promises expressed herein, the parties hereto agree as follows:

1. Recitals. The above recitals are incorporated herein.
2. Term. The term of the Agreement and the time for Borrower to repay the entire unpaid balance of the HELP Loan is extended to August 21, 2025.

3. Other terms.

- a. As a condition of the extension, Borrower shall make partial payments to the Agency in the following manner:
  - i. \$50,000 by January 15th of every year beginning 2016
  - ii. \$50,000 by July 15th of every year beginning 2016
- b. The interest rate will be reduced to 0% simple interest effective August 21, 2015. No further interest will accrue on this loan after this date and each and every payment applied first to accrued interest and then to principal, will reduce the total outstanding balance of \$1,389,444.13.
- c. As of 8/21/2015, the total outstanding balance on the HELP loan that is due and payable is \$1,389,444.13. The entire outstanding balance shall requested on every Recognized Obligation Payment Schedule (ROPS) beginning with ROPS 15-16B submission.
- d. City agrees to mail copy of ROPS, and all support for payments made there from, to CalHFA on each cycle with payment amount.
- e. CalHFA agrees to list the City of Lindsay as "current" as long as a minimum of \$50,000 is paid on each ROPS cycle (minimum payment of \$100,000 per year) as well as ALL amounts not specifically slated for other obligations.
- f. Should the City fail to comply with any of the above conditions the original HELP loan terms shall apply, and this loan shall immediately become due and payable in full

4. Except as expressly modified herein, all terms of the Agreement remain in full force and effect.

<b>CALIFORNIA HOUSING FINANCE AGENCY</b>	<b>THE CITY OF LINDSAY (successor agency to Lindsay RDA)</b>
By: _____ Tia Boatman-Patterson Executive Director	By: _____ William Zigler Interim City Manager



**CALIFORNIA HOUSING FINANCE AGENCY**  
**THIRD AMENDMENT TO LOAN AGREEMENT**  
**Residential Development Loan Program**  
**CalHFA Loan No. RDLP– 090806-03**

This amendment (“Amendment”), dated September 18, 2015 amends that certain RDLP Loan Agreement (the "Agreement") made and entered into on August 7, 2007, by and between the Lindsay Redevelopment Agency, a public entity and political subdivision of State of California (the “Borrower”), and the California Housing Finance Agency, a public instrumentality and political subdivision of the State of California (the "Agency"), previously amended April 29, 2010 and July 30, 2013.

**RECITALS**

A. The Agency has authorized the making of a loan in the sum of Three Million, Six Hundred Ninety Thousand and No/100 Dollars (\$3,690,000.00) (the "RDLP Loan") to the Borrower for the purpose of assisting the Borrower in operating a local housing program (the "Project") as more particularly described in the Borrower's loan application to the Agency; and

B. As of August 21, 2015, there remained an unpaid balance due on the RDLP Loan of Four Million Two Hundred Forty-Three Thousand, Six Hundred Ninety-Four and 50/100 Dollars (\$4,243,694.50) consisting of the following:

Original Principal Amt.	\$3,690,000.00
Interest	\$ 553,694.50

C. Borrower has requested and the Agency has agreed to grant an additional extension of time to repay the RDLP Loan balance.

NOW, THEREFORE, in consideration of the mutual promises expressed herein, the parties hereto agree as follows:

1. Recitals. The above recitals are incorporated herein.
2. Term. The term of the Agreement and the time for Borrower to repay the entire unpaid balance of the RDLP Loan is outlined in Section 3 of this amendment.

3. Other terms.

- a. As a condition of the extension, Borrower shall make partial payments to the Agency in the following manner:
  - i. \$25,000 by January 15th of every year beginning 2016
  - ii. \$25,000 by July 15th of every year beginning 2016
- b. The interest rate will be reduced to 0% simple interest effective August 21, 2015. No further interest will accrue on this loan after this date and each and every payment, applied first to accrued interest and then to principal, will reduce the total outstanding balance of \$4,243,694.
- c. City agrees to mail copy of Recognized Obligation Payment Schedule (ROPS) and all support for payments made there from, to CalHFA on each cycle with payment amount.
- d. CalHFA agrees to list the City of Lindsay as "current" as long as a minimum of \$25,000 is paid on each ROPS cycle (minimum payment of \$50,000 per year).
- e. As soon as HELP loan (#080803-06) has been fully paid, the total balance of this loan shall become due and payable and the City shall request this amount on each ROPS going forward from that point. All available funds from the Redevelopment Property Tax Trust Fund (RPTTF) not otherwise obligated, to be applied to this loan until such time as it is paid in full.
- f. Should the City fail to comply with any of the above conditions, or fail to pay HELP loan (#080803-06) as provided in the Second Amendment to the HELP Loan Agreement, the original RDLP loan terms shall apply, and this loan shall immediately become due and payable in full.

4. Except as expressly modified herein, all terms of the Agreement remain in full force and effect.

<b>CALIFORNIA HOUSING FINANCE AGENCY</b>	<b>THE CITY OF LINDSAY (successor agency to Lindsay RDA)</b>
By: _____ Tia Boatman-Patterson Executive Director	By: _____ William Zigler Interim City Manager

**OVERSIGHT BOARD**  
*OF SUCCESSOR AGENCY*  
*TO THE FORMER LINDSAY REDEVELOPMENT AGENCY*  
**STAFF REPORT**

OB 15-34 Amended Long-Range Property Management Plan  
September 23, 2015

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**REQUEST**

The Successor Agency to the Lindsay Redevelopment Agency respectfully requests Oversight Board approval of the attached amended Long-Range Property Management Plan (Property Management Plan) adopted by Successor Agency Resolution No. SA15-04 (attached).

Staff had previously conducted an inventory of the nine known former RDA properties held, identified the property type, had each appraised for valuation, and recommended a permissible use for disposition. Of those properties seven were recommended for sale with net proceeds to be distributed to taxing entities. The remaining properties were recommended for transfer to the City of Lindsay for government use (park).

Following the submittal of the Property Management Plan the Department of Finance reviewed its records and requested that two additional properties be included in the Property Management Plan. Those additional properties are the City Park and the small, triangle-shaped property east of and adjacent to the park. Those two additional properties could then be requested for transfer to the city for government use (park). Per the Department of Finance request those properties have been appraised and added.

A revised map of Successor Agency held properties is attached for reference.

**BACKGROUND**

The Property Management Plan was developed and approved by the Successor Agency on May 26, 2015 and the Oversight Board on May 28, 2015. It was submitted on June 10, 2015, within the timeframe required by the Department of Finance. The Department of Finance review of the Property Management Plan in comparison with its records resulted in the request to add two additional properties to the Property Management Plan.

**RECOMMENDATION**

The sale of seven Successor Agency held properties for private development remains appropriate. No redevelopment plan exists to dictate specific development; therefore, conformance to local zoning would determine the ultimate land use for each property. Sale prices should correspond with appraised values to the greatest extent possible. The Successor Agency would manage the sale by advertising in local newspapers, promoting on the City of Lindsay website, and by outreach to nearby property owners. No realtor or broker fees would be paid.

The transfer of two public parks (APNs: 201-150-010 [City Park] and 205-320-001 [Olive Bowl Park]) and their adjacent parking/overflow properties (APNs: 201-150-003 [by City Park] and 205-030-044 [by Olive Bowl Park]) is also appropriate. The parks are currently devoted to government use: they are actively used by residents for ball games, picnicking, and other recreation activities.

Adjacent property (APN: 201-150-003) serves as overflow parking for the City Park. Its location and configuration make it ill-suited for private development. Its best and highest use would be its existing use and/or park expansion.

Adjacent property (APN: 205-030-044) was originally part of the Silvercrest Village subdivision and was dedicated by the developer to the city for park expansion and provides overflow parking for families using the park. With a frontage of only 98 feet and depth of 600 feet, this adjacent property is ill-suited for private development. Its best and highest use would be park expansion.

Staff recommends that the Oversight Board approves the attached amended Property Management Plan and adopt Resolution No. OB15-04.

## **ATTACHMENTS**

- Successor Agency Resolution No. 15-04, approving the amended Long Range Property Management Plan
- Oversight Board Resolution No. OB15-04, approving the amended Long Range Property Management Plan
  - Exhibit “A”, Amended Long Range Property Management Plan: Inventory Data
- Map of Successor Agency Held Properties with LRPMP Index

**RESOLUTION NO. SA15-04**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LINDSAY REDEVELOPMENT AGENCY AMENDING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5.**

At a Regular meeting of the Successor Agency to the Lindsay Redevelopment Agency, duly held on the 8<sup>th</sup> day of September, 2015, at the Hour of 6:00 p.m. in the Council Chambers at City Hall, Lindsay California 93247, the following resolution was adopted:

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Lindsay has elected to serve as the successor agency to the former Lindsay Redevelopment Agency ("Successor Agency") by City of Lindsay Resolution No. 12-02 on January 10, 2012; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Lindsay Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval not later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency received said Finding of Completion from the Department of Finance, dated January 5, 2015; and

**WHEREAS**, the Property Management Plan was submitted to the Lindsay Oversight Board on May 26, 2015, then to the Successor Agency Board on May 28, 2015 and approved by both; and

**WHEREAS**, following the submittal of the Property Management Plan to the Department of Finance on June 10, 2015 comments were received from the Department of Finance requesting the addition of two properties to the Property Management Plan; and

**WHEREAS**, an amended Property Management Plan is attached to this resolution as Exhibit "A"; and

**WHEREAS**, the Successor Agency declares that properties 1 and 3 through 8, as identified in Exhibit "A", shall be sold with the net proceeds of sale (after paying title insurance, escrow fees transfer taxes and any other costs of sale) to be distributed to the appropriate taxing entities per Health and Safety Code Section 34181.

**WHEREAS**, the Successor Agency declares that properties 2, 9, 10, and 11 as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use.

NOW THEREFORE BE IT RESOLVED, the Successor Agency to the former Lindsay Redevelopment Agency does hereby resolve as follows:

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into the Resolution by this reference.


**SECTION 2. CEQA Compliance.** The approval of the Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Successor Agency is authorized and directed to file, on behalf of the Successor Agency, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.

**SECTION 3. Approval of Property Management Plan.** The Successor Agency hereby approves the amended Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

**SECTION 4. Transmittal of Property Management Plan.** The Successor Agency's Executive Director is hereby authorized and directed to take any action on behalf of the Successor Agency necessary to carry out the purposes of this Resolution and comply with applicable law regarding the amended Property Management Plan, including submitting the amended Property Management Plan to the oversight board, State of California Department of Finance, and posting the approved amended Property Management Plan on the Successor Agency's website.

PASSED, APPROVED AND ADOPTED by the Successor Agency to the Lindsay Redevelopment Agency on the 8<sup>th</sup> day of September, 2015.

ATTEST:

  
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Carmela Wilson, Secretary

SUCCESSOR AGENCY TO THE  
LINDSAY REDEVELOPMENT AGENCY

  
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Ramona Villarreal-Padilla, Chairman

CITY OF LINDSAY            )  
COUNTY OF TULARE        )        CITY CLERK CERTIFICATION  
STATE OF CALIFORNIA     )

I, Carmela Wilson, Secretary to the Successor Agency of the Lindsay Redevelopment Agency, do hereby certify that the foregoing is a full, true and correct copy of the original Resolution SA15-04, introduced at a Regular meeting of the Successor Agency to the Lindsay Redevelopment Agency held the 8th day of September, 2015, and adopted by the Agency Board of the Successor Agency, upon motion by Board member SALINAS, second of Board member KIMBALL, by the following vote, as the same appears of record and on file in my office:

AYES:                    SALINAS, KIMBALL SANCHEZ, PADILLA.

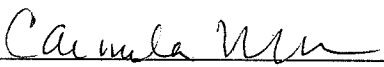
NOES:                   None.

ABSTAIN:               None.

ABSENT:                MECUM.

WITNESS my hand and Corporate City Seal of Lindsay this 8th day of September, 2015.

OFFICE OF THE CITY CLERK OF LINDSAY

  
\_\_\_\_\_  
Carmela Wilson, Secretary/City Clerk

**RESOLUTION NO. OB15-04**

**A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY  
TO THE FORMER LINDSAY REDEVELOPMENT AGENCY APPROVING  
AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN  
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION  
34191.5**

At a special meeting of the Oversight Board of Successor Agency to the Lindsay Redevelopment Agency, duly held on the 23rd day of September, 2015, at the Hour of 9:00 a.m. in the Council Chambers at City Hall, Lindsay California 93247, the following resolution was adopted:

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Lindsay has elected to serve as the successor agency to the former Lindsay Redevelopment Agency (“Successor Agency”) by City of Lindsay Resolution No. 12-02 on January 10, 2012; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former Lindsay Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property management Plan to the Successor Agency’s oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency received said Finding of Completion from the Department of Finance, dated January 5, 2015; and

**WHEREAS**, the Property Management Plan was submitted to and approved by the Successor Agency on May 26, 2015 and Oversight Board on May 28, 2015; and

**WHEREAS**, following the submittal of the Property Management Plan to the Department of Finance on June 10, 2015 comments were received from the Department of Finance requesting the addition of two properties to the Property Management Plan; and

**WHEREAS**, an amended Property Management Plan is attached to this resolution as Exhibit “A”; and

**WHEREAS**, the Oversight Board declares that properties 1 and 3 through 8, as identified in Exhibit “A”, shall be sold with the net proceeds of sale (after paying title insurance, escrow fees transfer taxes and any other costs of sale) to be distributed to the appropriate taxing entities per Health and Safety Code Section 34181.



**WHEREAS**, the Oversight Board declares that properties 2, 9, 10, and 11 as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use.

**NOW THEREFORE BE IT RESOLVED**, the Oversight Board of Successor Agency to the former Lindsay Redevelopment Agency does hereby resolve as follows:

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into the Resolution by this reference.

**SECTION 2. CEQA Compliance.** The approval of the Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.

**SECTION 3. Approval of Property Management Plan.** The Oversight Board hereby approves the amended Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

**SECTION 4. Transmittal of Property Management Plan.** The Successor Agency is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance and posting the approved Property Management Plan on the Successor Agency's website.

**PASSED, APPROVED AND ADOPTED** by the Oversight Board of Successor Agency to the Lindsay Redevelopment Agency on the 23<sup>rd</sup> day of September, 2015.

ATTEST:

OVERSIGHT BOARD OF SUCCESSOR  
AGENCY TO THE LINDSAY  
REDEVELOPMENT AGENCY

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Carmela Wilson, Secretary

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Greg McQueen, Chairperson

EXHIBIT "A"

Successor Agency: City of Lindsay  
 County: Tulare

**LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
1	Parcel 1 of Parcel Map 4186, Record Map 42-90	201090037	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Sale for Development/Adjacent Business Expansion	August 5, 1993
2	Outlot A, Silvercrest Village, Phase I, Record Map 42-15	205030044	Park/Open Space	Governmental Use	N/A	Park Development	March 25, 2008
3	Lots 20-22 and Lot F of Block 24 of the City of Lindsay	205282012	Park/Open Space	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998
4	Lot G, Block 24 of the City of Lindsay	205282013	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 26, 1998
5	176 N. Sweet Brier Ave, Lindsay, CA 93247	205282017	Commercial	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001
6	182 N. Sweet Brier Ave, Lindsay, CA 93247	205282018	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	August 24, 2001
7	191 N. Elmwood Ave, Lindsay, CA 93247	205282019	Public Building	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998
8	West 70 feet of Lots 1 & 2 of Block 24 of the City of Lindsay	205282020	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Sale for Commercial Use	December 11, 1998
9	Block 48 of the City of Lindsay	205320001	Park/Open Space	Governmental Use	N/A	Ballfields, Parking, and Park Space	March 25, 2008
10	Portion N1/2 of SE1/4 of SW1/4 Section 6, Township 20 South, Range 27 East, Mount Diablo Base and Meridian	201150010, formerly 201150002	Park/Open Space	Governmental Use	N/A	Park Space	August 26, 2008

EXHIBIT "A"

11	801 N. Elmwood Ave, Lindsay, CA 93247	201150003	Park/Open Space	Governmental Use	N/A	Park Space/Parking	August 26, 2008
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EXHIBIT "A"

HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY <i>(If applicable)</i>		Property Value	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size		Current Zoning
18,442	127,000	5/8/2015	Appraised	127,000	8/1/2015		Industrial Development	1.87	Acres	IL (Light Industry)
1	45,000	5/12/2015	Appraised	N/A	N/A		Mixed-Use Development	1.36	Acres	RM-3 (multi-family residential)
39,900	51,000	5/14/2015	Appraised	51,000	8/1/2015		Commercial Development	13,312.50	Sqaure Feet	CC (central commercial)
81,000	81,000	5/1/2015	Appraised	81,000	8/1/2015		Commercial Development	7,125	Sqaure Feet	CC (central commercial)
34,289	127,000	5/27/2015	Appraised	127,000	8/1/2015		Commercial Development	3,795	Sqaure Feet	CC (central commercial)
58,708	32,000	5/27/2015	Appraised	32,000	8/1/2015		Commercial Development	7,451	Sqaure Feet	CC (central commercial)
28,000	135,000	5/27/2015	Appraised	135,000	8/1/2015		Commercial Development	4,000	Sqaure Feet	CC (central commercial)
10,500	30,000	5/27/2015	Appraised	30,000	8/1/2015		Commercial Development	3,500	Sqaure Feet	CC (central commercial)
71,151	94,000	6/5/2015	Appraised	N/A	N/A		Mixed-Use Development	13.11	Acres	RCO (resource conservation and open space)
125,992	149,000	8/10/2015	Appraised	N/A	N/A		Mixed-Use Development	14.32	Acres	RCO (resource conservation and open space)

EXHIBIT "A"

9,323	24,000	8/10/2015	Appraised	N/A	N/A		Mixed-Use Development	29,966	Sqaure Feet	RCO (resource conservation and open space)
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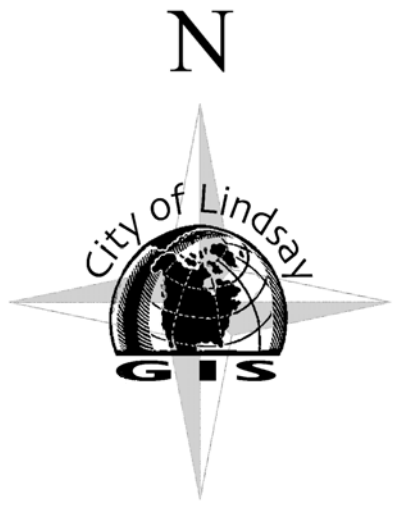
EXHIBIT "A"

							Other Prope
HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
127,000	0	No	No	No	No	No	
45,000	0	No	No	No	No	Yes	
51,000	0	No	No	Yes	No	Yes	
81,000	0	No	No	No	No	Yes	
127,000	0	No	No	No	No	Yes	
32,000	0	No	No	Yes	No	Yes	
135,000	0	No	No	No	No	Yes	
30,000	0	No	No	No	No	Yes	
94,000	0	No	No	No	No	Yes	
149,000	0	No	No	No	No	Yes	

EXHIBIT "A"

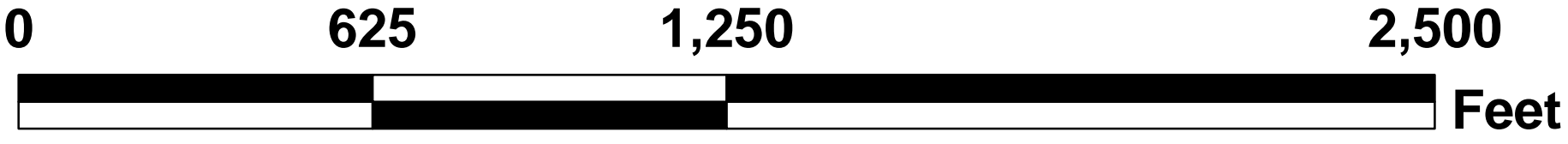
24,000	0	No	No	No	No	No	
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# LINDSAY SUCCESSOR AGENCY PARCELS



## Legend

- Successor Agency (SA) Parcels
- SA Parcels To Transfer to City
- Parcels
- City Limits
- Railroad



Base Data Provided by Tulare County  
 Created by Brian Spaunhurst  
 City of Lindsay  
 Planning and Economic Development Department  
 Created September 1, 2015

The Features Produced by These Data Are  
 Only for Representations and Are not Intended  
 For Legal or Survey Purposes.

Lindsay, CA 93247

